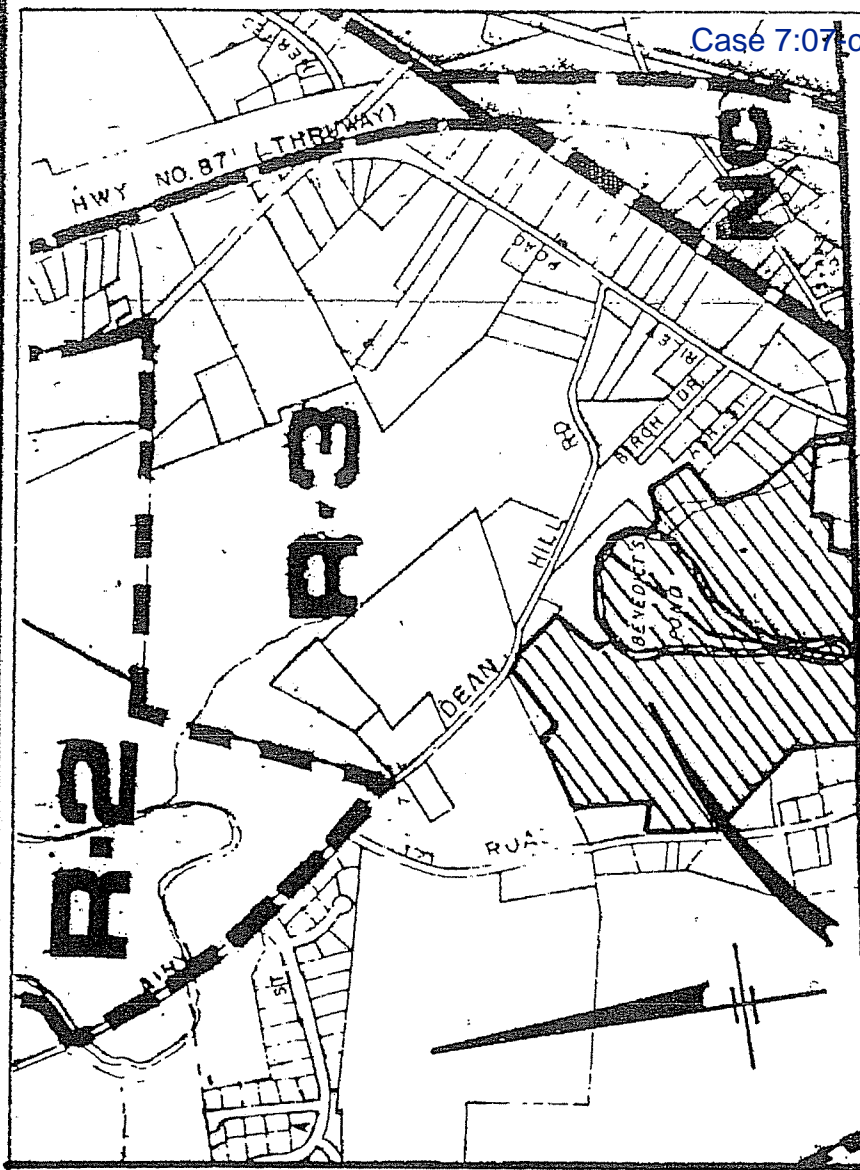


Exhibit “U”

Part 7



S I T E

VICINITY MAP
SCALE: 1"= 1000'

NOTES:

1) BEING A PROPOSED LOT LINE CHANGE OF LOT 51.11 & LOT 56.1, BLOCK 1, SECTION 65 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.

2) OWNER / APPLICANT: GERTRUDE C. BENEDICT
8 BENEDICT LANE
NEW WINDSOR, NY 12553

3) PROPERTY ZONE: R-3

4) PROPERTY AREA: 52.7 ACRES

5) PROPOSED USE: SEE NOTE 8.

6) WATER SUPPLY: PRIVATE INDIVIDUAL WELLS

7) SANITARY SEWAGE DISPOSAL: PRIVATE INDIVIDUAL SYSTEMS

8) LOTS 51.11 & 56.1 ARE NOT TO BE CONSIDERED RESIDENTIAL LOTS AS DEFINED IN TITLE II OF ARTICLE 11 OF THE NEW YORK STATE PUBLIC HEALTH LAW, TITLE 15 OF ARTICLE 17 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW AND ORANGE COUNTY REALTY SUBDIVISION LAW.
ANY FURTHER DEVELOPMENT OF EITHER PARCEL SHALL REQUIRE TOWN OF NEW WINDSOR BUILDING DEPT. AND/OR PLANNING BOARD APPROVALS.

THE PURPOSE OF THE LOT LINE CHANGE IS TO PROVIDE ACCESS TO LOT 51.11 TO A PUBLIC ROAD, PREVIOUSLY ELIMINATED BY VARIOUS PROPERTY TRANSACTIONS, BY RELOCATING THE EXISTING LOT LINE THROUGH BENEDICT'S POND AND DIVIDING THE EXISTING TAX LOT PARCELS ALONG AN ALREADY NATURAL DIVISION LINE CREATED BY THE POND ITSELF.

9) THE PROPOSED LOT LINE CHANGE AS SHOWN HEREON MEETS AND IN AL

N/F
SATTERLY
LIBER 2018, PAGE 1120

RILEY
ROAD

STONE MONUMENT FOUND

TRAVEL WAY
IRON ROD FOUND
USE OF ROADWAY DISCONTINUED

REQUIRE TOWN OF NEW WINDSOR BUILDING DEPT. AND/OR PLANNING BOARD APPROVALS.

THE PURPOSE OF THE LOT LINE CHANGE IS TO PROVIDE ACCESS TO LOT 51.11 TO A PUBLIC ROAD, PREVIOUSLY ELIMINATED BY VARIOUS PROPERTY TRANSACTIONS, BY RELOCATING THE EXISTING LOT LINE THROUGH BENEDICT'S POND AND DIVIDING THE EXISTING TAX LOT PARCELS ALONG AN ALREADY NATURAL DIVISION LINE CREATED BY THE POND ITSELF.

9) THE PROPOSED LOT LINE CHANGE AS SHOWN HEREON MEETS AND IN ALL APPLICABLE CATEGORIES EXCEEDS THE MINIMUM REQUIRED BULK QUANTITIES FOR THE ZONING DISTRICT AS SHOWN AND DESIGNATED BELOW, EXCEPT FOR REQUIRED STREET FRONTAGE.

PARCEL #	ZONING DISTRICT REGULATIONS FOR R - 3 (ONE-FAMILY DWELLING ON EACH LOT, WITHOUT CENTRAL WATER & REQUIRED WITHOUT CENTRAL SEWER.)
55 - 1 - 56.1 TOWN OF NEW WINDSOR HERFON E THAN 125' E DETERMINED E DETERMINED E DETERMINED 58' 566.06' E DETERMINED E DETERMINED E DETERMINED	MIN. LOT AREA = 43,560 SQ. FT. MIN. LOT WIDTH = 125 FT. REQUIRED FRONT YARD: 45 FT. REQUIRED SIDE YARD/TOTAL BOTH SIDE YARDS: 20/40 FT. REQUIRED REAR YARD: 50 FT. REQUIRED STREET FRONTAGE: 70 FT. MAX. BUILDING HEIGHT: 35 FT. MIN. LIVABLE FLOOR AREA: 1,200 SQ. FT. DEVELOPMENT COVERAGE: 10 %

10) AS REVIEWED AND AGREED UPON BY RESOLUTION

OF THE TOWN OF CORNWALL PLANNING BOARD ON 12/4/95, THE PROPOSED LOT LINE CHANGE IS IN COMPLIANCE WITH APPLICABLE ZONING REGARDING USE OF THE EXISTING PRIVATE ROAD KNOWN AS BENEDICT LANE AND PRESENTS NO PROBLEM TO THE TOWN OF CORNWALL.

SEMENT LYING
ARE
JECT TO

11) AS REQUESTED BY THE TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL OF THE LOT LINE CHANGE AS SHOWN HEREON DOES NOT, NOR SHOULD BE INFERED AS TO CONDONE, SUPPORT OR PROMOTE THE PLANNING BOARDS POSITION FOR ANY FURTHER SUBDIVISION OF PARCEL 1. HOWEVER, BOTH THE TOWN OF NEW WINDSOR & CORNWALL PRIVATE ROAD ZONING REGULATIONS ALLOW USE OF BENEDICT LANE FOR ONLY 2 ADDITIONAL LOTS. ANY FUTURE SUBDIVISION OF PARCEL CREATING ADDITIONAL LOTS MUST FURTHER MEET REQUIRED ZONING SPECIFICATIONS AND IS SUBJECT TO APPROVAL BY ALL APPROPRIATE AGENCIES.

196 PROPOSED LOT LINE CHANGE
OF LANDS OF
GERTRUDE C. BENEDICT

TOWN OF NEW WINDSOR

SCALE: 1"= 100'

ORANGE COUNTY, NEW YORK

JULY 17, 1995

EN P. DRABICK P.L.S., PC
PROFESSIONAL LAND SURVEYOR
PO BOX 539, CONTINENTAL RD.
CORNWALL, N.Y. 12518
(914) - 534-8808



GRAPHIC SCALE - FEET

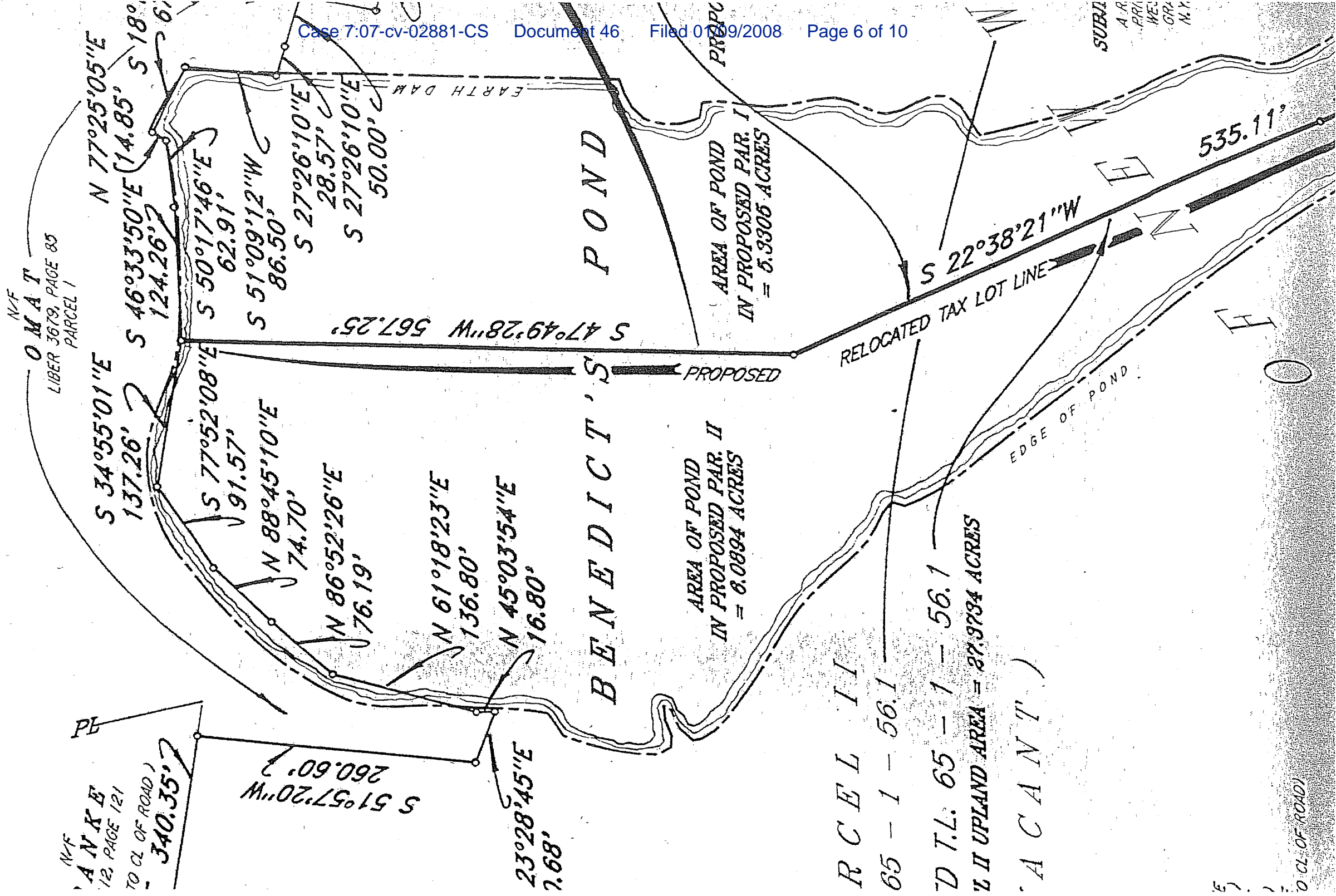
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DATE	DESCRIPTION
10/26/95	PAR. & DRIVE EASMT. IN CORNWALL
12/17/95	ADDITIONAL NOTES

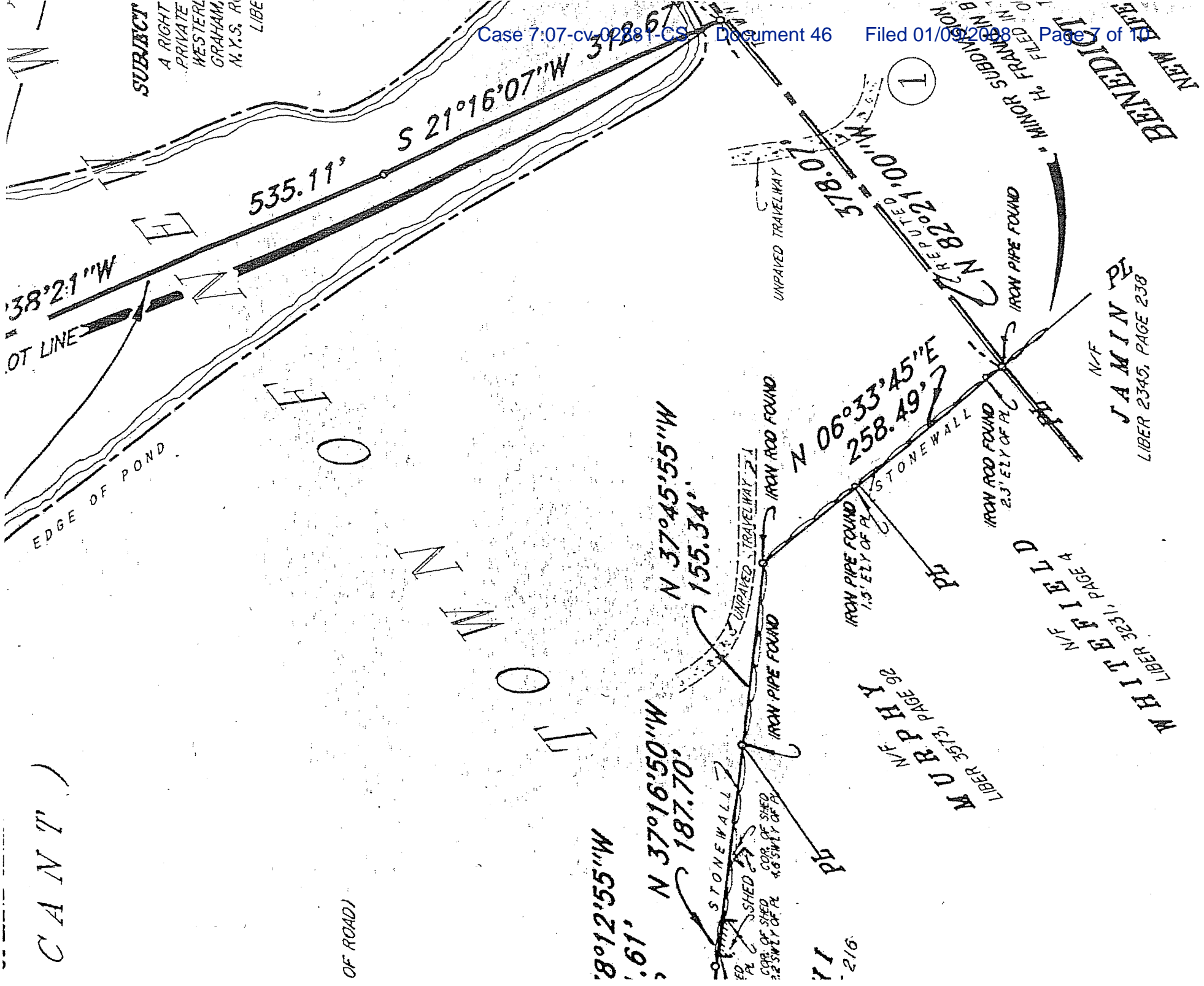


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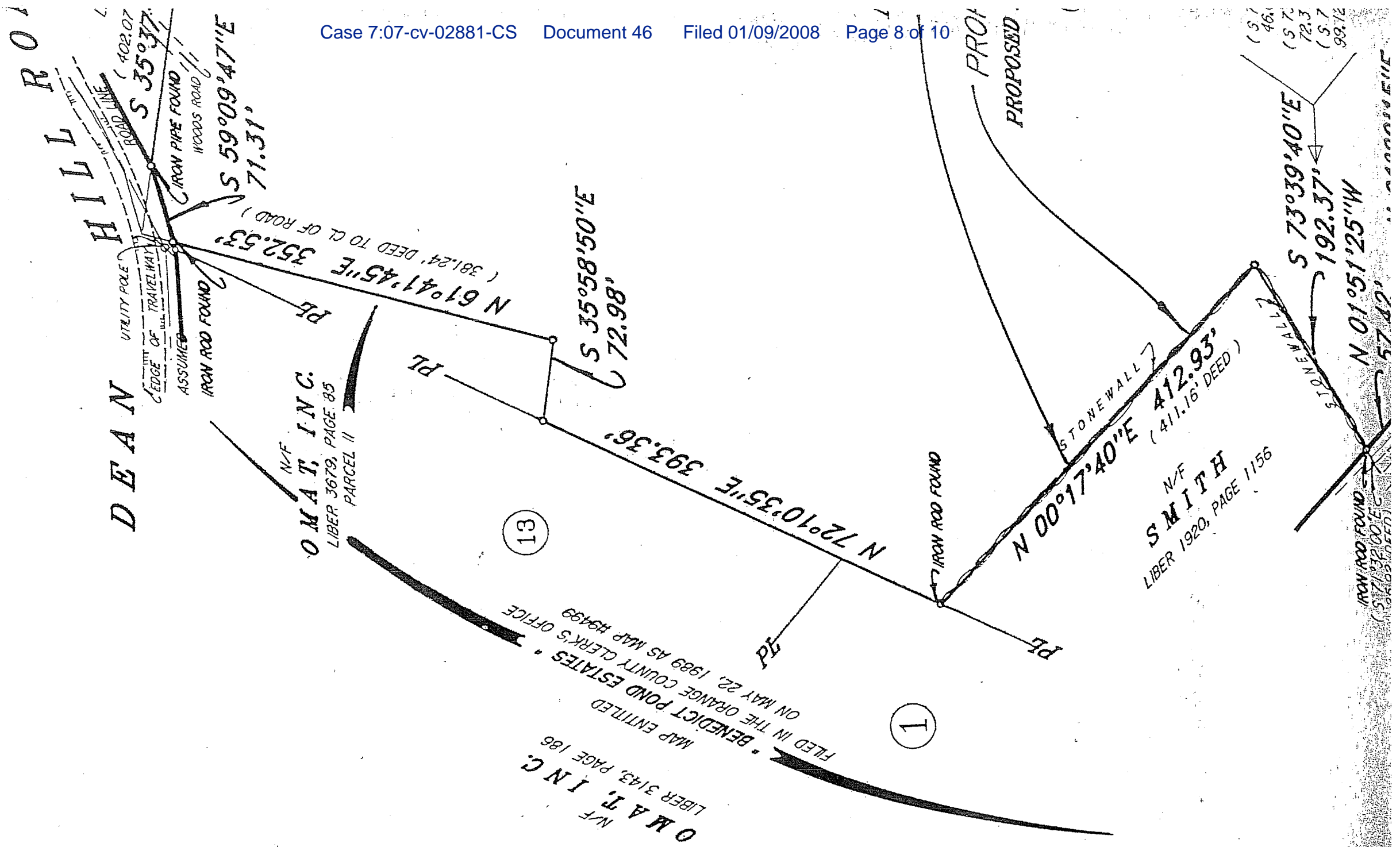
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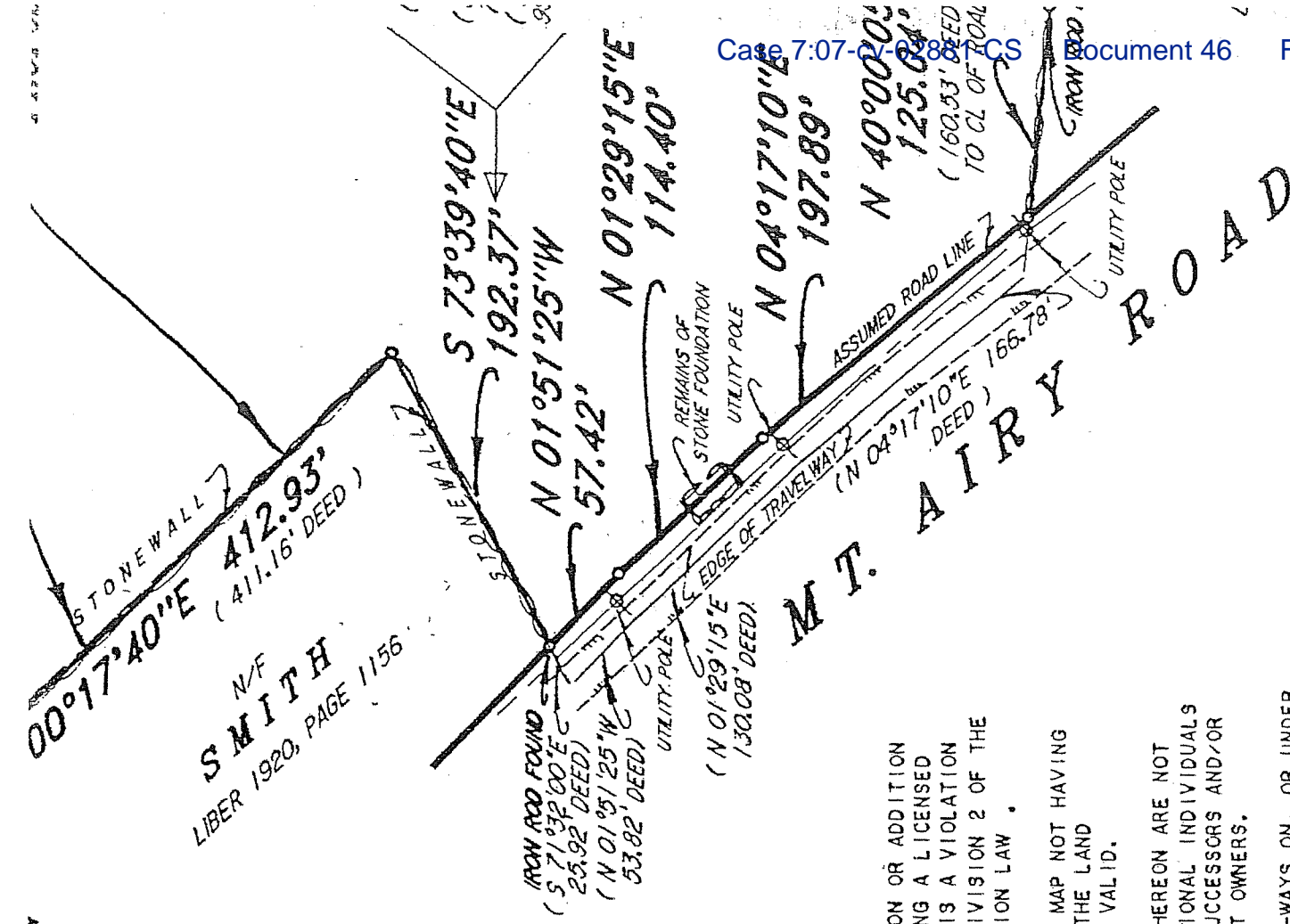
2AGF. 358





AREA TABLE		
TAX LOT	EXISTING ACREAGE	
51.11 (PARCEL I)	1.7047 ACRES	
56.1 (PARCEL II)	51.0017 ACRES	





N/F
SMITH
LIBER 1920, PAGE 1156

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

CERTIFICATIONS SHOWN HEREON ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

EASEMENTS OR RIGHT-OF-WAYS ON, OR UNDER THE LANDS, AND NOT VISIBLE, ARE NOT SHOWN.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 12/6/84 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

- * GERTRUDE C. BENEDICT
- * TOWN OF NEW WINDSOR



STEVEN P. DRABICK, PLS NY LIC. H49806

LOC LINE CHANGE
BY TOWN OF NEW WINDSOR
ON MAR 15 19
BY Edwin
EDWIN
SECRET

